

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, May 12, 2010
Conference Room 3
Newington Town Hall
131 Cedar Street, Newington, CT 06111
7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Proposed 2020 Plan of Conservation and Development Draft #3, March 24, 2010
– Chapter 126, Section 8-23. Proposed by the Newington Town Plan and Zoning Commission. Continued from April 28, 2010.

Written communications pertinent to the proposed Plan of Conservation and Development will be received and interested persons may appear and be heard. Copies of the proposed Plan are on file in the office of the Town Planner, Lucy Robbins Welles Library (Adult Reference Desk) and Town Clerk's office for public inspections. The Draft Plan can also be viewed at www.newingtonct.gov Town Departments, Town Planner, Links, Draft 2020 Plan of Conservation and Development.

- B. Petition 12-10 - Municipal Parking Lot, Market Square, Downtown Business Association applicant, attention Val Ginn 15 Golf Street, Newington, Town of Newington owner, request for Special Exception Section 3.2.8 Special Events Farmer's Market, June to October.
- C. Petition 08-10 – 44 Pane Road, Michael A. Gronski applicant, 54 Pane Road LLC owner requests amendment of Special Exception Petition 7-98, February 25, 1998, conditions of approval. PD Zone District.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

April 28, 2010 – Regular Meeting
April 28, 2010 – Special Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 10-10 – 337 Willard Avenue, Chef's Dog House, LLC applicant, Ramraj LLC owner, request for seasonal outside seating at existing restaurant Section 3.11.6 (7-11 Plaza), Mark Jannetty, 1596 Waterbury Road, Cheshire, CT 06410 contact. B-Zone District.
- B. Petition 11-10 – 3465 Berlin Turnpike, Sam's Club applicant, Newington – Berlin Retail LLC request for Site Modification to conduct outside seasonal garden sales area, Kevin Lawrence Sam's Club, 3465 Berlin Turnpike, Newington, CT 06111 contact. PD Zone District.

VII. OLD BUSINESS

- A. Petition 05-10 – The Hidden Vine Restaurant, 1052 Main (rear), Motta Investments owner, Salvatore Motta 12 Cumberland Place, Rocky Hill, CT 06067 applicant, Request for seasonal outside dining, Section 3.11.6, B-TC Zone District. Sixty-five day decision period ends July 2, 2010.
- B. Petition 06-10 – 425 New Britain Avenue, Unit A, Rotundo Enterprises LLC owner, Burim and Elmedina Hasani 75 Seymour Street, Bristol, CT 06010 applicant, Request for Special Exception Section 3.11.6 Restaurant use, B-Business Zone District. Sixty-five day decision period ends July 2, 2010.
- C. Petition 12-10 - Municipal Parking Lot, Market Square, Downtown Business Association applicant, attention Val Ginn 15 Golf Street, Newington, Town of Newington owner, request for Special Exception Section 3.2.8 Special Events Farmer's Market, June to October.
- D. Three Angels Seventh Day Adventist Church, 580 Church Street vs Town of Newington, Town Plan and Zoning Commission, proposed Approval of Settlement Agreement.

VIII. PETITIONS FOR SCHEDULING (TPZ May 26, 2010 and June 9, 2010)

- A. Proposed 2020 Plan of Conservation and Development Draft #3, March 24, 2010, Chapter 126, Section 8-23, Continued from May 21, 2010.
- B. Petition 13-10 – Zoning Regulations Amendment, Section 3.11 Special Exception Permitted in B Business Zone and Section 3.19 Special Exceptions Permitted in PD Planned Development zones to permit “auto related uses such as, sale, service, rental and repair of motor vehicles by Special Exception subject to compliance with Section 6.11 of these regulations” Wex-Tuck Realty, LLC applicant represented by Attorney Vincent F. Sabatini, 1 Market Square, Newington, CT 06111. Referral to Capital Region Council of Government and Central Connecticut Regional Planning Agency, required.
- C. Petition 14-10 – Assessor Parcel 16-647 adjacent to 1268 Main Street (south side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Friedberg owner, request for Zone Map Amendment R-12 to B-TC Business Town Center. Schedule for June 23, 2010.

- D. Petition 15-10 - Assessor Parcel 16-647 adjacent to 1268 Main Street (south side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Friedberg owner, request for Site Development approval Section 5.3 for construction of 2,500 sq. ft. bank. Schedule for June 23, 2010.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

DRAFT 2020 Plan of Conservation and Development (POCD)

XI. STAFF REPORT

Zoning Enforcement Officer Remarks

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner